

**MINUTES OF THE REGULAR MEETING OF THE  
EDINA HERITAGE PRESERVATION BOARD  
TUESDAY, OCTOBER 10, 2006, AT 7:00 P.M.  
EDINA CITY HALL COUNCIL CHAMBERS  
4801 WEST 50<sup>TH</sup> STREET**

**MEMBERS PRESENT:** Chairman Bob Kojetin, Marie Thorpe, Chris Rofidal, Arlene Forrest, Laura Benson, Lou Blemaster and Ian Yue

**MEMBERS ABSENT:** Karen Ferrara and Nancy Scherer

**STAFF PRESENT:** Joyce Repya, Associate Planner  
Cary Teague, Planning Director

**OTHERS PRESENT:** Robert Vogel, Preservation Consultant  
Robert Miller, 4622 Drexel Avenue  
Matthew Hoffman, Camelot Construction  
Jennifer Dewing, 4526 Casco Avenue  
Thomas Kasprzak, Durabilt Associates, Inc.  
Robert Sykes, 4524 Casco Avenue

**I. APPROVAL OF THE MINUTES:**

Member Rofidal moved for approval of the minutes from the September 11, 2006 meeting. Member Thorpe seconded the motion. All voted aye. The motion carried.

**II. CERTIFICATE OF APPROPRIATENESS – Country Club District**

**1. H-06-5      4622 Drexel Avenue  
Demolish existing house and build a new house**

Planner Repya explained that the subject property is located on the west side of the 4600 block of Drexel Avenue. The existing home, constructed in 1941 is identified as an American Colonial Revival with Georgian Revival influence - a two stall, front loading garage is located on the north side of the house.

The subject request involves demolition of the existing home and construction of a new home on the site. Originally, the applicant's intent was to undertake a significant renovation project to include converting the front loading garage to

living space and building a detached garage in the rear yard, achieving access by way of a new driveway located on the south side of the property. Because the minimum driveway width required by code is 12 feet, and the existing home is setback 11'6" from the south lot line, a variance was requested for the proposed driveway. The driveway width variance request was denied by the Zoning Board of Appeals, as was an appeal of the decision to the City Council. The homeowner then made the decision to remove the existing home from the property and build a new home that would not deviate from any of the requirements of Edina's Zoning Ordinance.

Ms. Repya pointed out that the plans for the new home illustrate a 2-story, American Colonial style home with an attached 3-car garage in the rear of the home accessed by a 12 foot wide driveway running along the north property line utilizing the existing curb cut. The exterior finishes are natural stone and hardiboard composite siding. The hip roof is shown to have an 8/12 pitch with roofing material to be an asphalt shingle that has a slate-like appearance.

An important element when reviewing a new home in the Country Club District, in addition to the architectural style, is to determine how the home will compare in size and massing to the adjacent homes. The comparative illustration of the elevations and building heights of the proposed home and the adjacent homes to both the north and south (provided below) demonstrate that the proposed home is consistent with the siting of the existing adjacent homes.

<u>Address</u>	<u>Elevation at Grade</u>	<u>Ridge peak Elevation</u>	<u>Height</u>
<b>4620</b> - north	895.0	923.22	28.22'
<b>4622</b> - proposed	893.0	921.48	28.48'
<b>4624</b> - south	893.0	921.48	28.48'

Planner Repya observed that Preservation Consultant, Robert Vogel has reviewed the proposed plan and determined that the existing house does not individually meet the criteria for designation as an Edina Heritage Landmark; therefore, the new construction, rather than the demolition, is the primary issue with regard to issuance of a Certificate of Appropriateness.

The Country Club District Plan of Treatment clearly states that new construction needs to be compatible in size, scale, color, and texture with the Period Revival style houses that give the district its historic character. In general, the plans provided indicate a Colonial styled house, which is one of the historical styles recommended in the district guidelines for new construction. The information provided also illustrates that in terms of its design and exterior materials, the new house should be compatible with the architectural character of the neighborhood in form and detailing.

Ms. Repya added that when Mr. Vogel reviewed the subject plan, he observed that what he likes most about the proposed design is that the new house will not be a replica of an actual Colonial house, or a copy of another Country Club Colonial. While it certainly shows the influence of the Georgian style, it also incorporates elements of Adam and Early Classical Revival. Mr. Vogel has indicated that overall, it is a very contemporary, 21<sup>st</sup> Century composition (Georgian houses seldom had hip roofs or sidewall chimneys or two-story porticos) that would not fool a careful observer into thinking it was a 1920's Colonial Revival house. New houses should not pretend to be old houses, but they need to be respectful. Mr. Vogel has added that the subject design shows respect for traditional architecture and the neighborhood setting in which it is proposed to be built.

Planner Repya concluded that staff agrees with Preservationist Vogel's observations and recommended approval of the Certificate of Appropriateness to demolish the existing home and build a new home subject to the following conditions:

- The home should be constructed per the plans presented,
- Approval of the plans by the Building, Planning and Engineering Departments,
- A plaque should be affixed to the building identifying the year of construction, and
- A rendering of the proposed home should be displayed in the front yard.

Chairman Kojetin explained that he along with other members of the Heritage Preservation Board visited the site to gain a better understanding of the proposal.

Member Rofidal asked for clarification of the proposed building height compared to the homes to the north (4620) and the south (4624). Planner Repya explained that two elevations need to be considered; the elevation at grade as well as the elevation at the roof peak. The proposed home at grade measures 893.0' (above sea level) and 921.48' at the roof peak, the same as the southerly home, 4624. The home to the north, 4620 sits 2 feet higher at grade (895.0') and 1.7 feet higher at roof peak (923.22') than the proposed house.

Robert Miller, 4622 Drexel Avenue thanked the Board for considering his request for a Certificate of Appropriateness. He observed that when developing the plans for the home, he and his designer appreciated having the design guidelines for the Country Club District as a guiding tool. He added that Consultant Vogel also provided valuable advice to ensure that their plan would compliment the historic architecture in the district.

Chairman Kojetin asked if any neighbors were in attendance – none were. Planner Repya explained that the neighbor across the street, Mr. and Mrs.

Fleischmann, 4621 Drexel Avenue came into the Planning office to review the plans. Ms. Repya added that she gave the Fleishmann's a copy of the plans to share with the southerly neighbors to the proposal, Mr. and Mrs. Delianedes, 4624 Drexel Avenue because they were unable to make it to City Hall to view the plans.

General discussion ensued regarding the proposed plan. Board members agreed that the plans presented were the most thorough they have reviewed for a new home thus far. Member Forrest suggested that these plans be used as an example for future applicants to ensure that the information required by the Board is provided. Chairman Kojetin added that he was most pleased with this proposal because the applicant worked closely with the Planning staff and Consultant Vogel to ensure that their plan would meet the criteria established for the district.

Member Forest then moved for approval of the Certificate of Appropriateness to demolish the existing home and build a new home subject to the conditions that:

1. The homes is built per the plans approved by the HPB,
2. The final plans meet the approval of the Building, Planning and Engineering Departments,
3. A plaque should be affixed to the building identifying the year of construction, and
4. A rendering of the proposed home should be erected in the front yard depicting the design of the new home.

Member Blemaster seconded the motion. All voted aye. The motion carried.

**2. H- 06- 6      4526 Casco Avenue**  
**Convert attached garage to living space and build a detached garage in the southwest corner of the rear yard**

Planner Repya explained that the subject property is located on the west side of the 4500 block of Casco Avenue. The existing home is a 1936 Norman style home with American Georgian influence. A 2-car attached garage is located in the northwest corner of the house, accessed by a driveway running along the south property line.

The subject request involves converting the existing attached garage to living space and building a new 23'10" x 22', detached garage in the southwest corner of the rear yard. A new curb cut is not required since the existing driveway will provide access to the proposed garage.

The new detached garage is proposed to compliment the architectural style of the home. Hardie stucco siding with cedar trim is proposed for the garage which will compliment the stucco and wood trim detail found on the front elevation of the home. An asphalt shingled roof is proposed to match the house, and a roof pitch of 8/12 is provided. The height of the garage is shown to be 15 feet at the highest

peak, 11.5 feet to the mid-point of the gable, and 7.5 feet to the eave line; all dimensions well within the average of detached garage plans previously approved by the Board. The overhead doors are proposed to be carriage style. There are no detached garages which abut the subject garage. The property to the north has a 2-car detached garage situated 4 feet from north lot line. The proposed garage is shown to be setback five feet from the side and rear property line to ensure that the evergreen trees in the southwest corner of the property are not disturbed.

Ms. Repya observed that the Heritage Preservation Board has reviewed plans for similar 2-car, detached garages in the Country Club District. All of the plans reviewed thus far, to include the subject proposal have done a good job of incorporating building materials to compliment the principle structures. The subject plan provides attention to detail on all four elevations, with the use of wood timbering to break up the long wall areas. The square footage and heights at the roof peak, midpoint and eave line are all within the average of detached garages previously approved by the Board.

Consultant Vogel has recognized that the Secretary of the Interior's Standards for the treatment of historic properties provide that new construction is an appropriate undertaking in an historic district when the new construction is compatible in size, scale, materials, color and texture with other buildings in the neighborhood.

Staff finds that detached garages are consistent with the historic pattern of residential development in the Country Club District. Furthermore, the proposed plan appears to meet the requirements of the Country Club District Plan of Treatment and will compliment the principle structure. A letter provided by the contractor indicated that the overall height of the garage would not exceed 17 feet at the peak; however a height of 15 feet was depicted on the plan. Approval of the Certificate of Appropriateness is recommended subject to plans presented, which would include the 15 foot height at the peak as represented.

Ms. Repya added that the neighbors abutting the garage to the south (4528 Casco) came into the Planning office to view the proposed plan; and the neighbor to the north, Robert Sykes (4522 Casco) provided a letter of support for the project and was in attendance.

Jennifer Dewing, 4526 Casco Avenue elaborated on the rationale for their project, pointing out that the existing 2 car attached garage was added onto years ago without footings, and the exterior walls with wood siding; creating an unstable structure that is not compatible with the architecture of the home. The proposed new detached garage will provide for a more functional use of their property and correct existing deficiencies, while at the same time respect the large white pines in the southwest corner of the property.

Member Blemaster commented that the Board has reviewed many new detached garages in the Country Club District and she found the subject proposal to be well thought out, adding that the architectural style is pleasing and does a good job of complimenting the architectural style of the home. Board members expressed their agreement.

Following a brief discussion, Member Thorpe moved for approval of the Certificate of Appropriateness to construct a detached garage in the southwest corner of the rear yard subject to the plans presented to include the 15 foot building height at the peak. All voted aye. The motion carried.

### **III. STATE HISTORIC PRESERVATION CONFERENCE – Report from participants**

The annual Minnesota Historic Preservation Conference was held at the St. James Hotel in Red Wing on Thursday and Friday, September 28<sup>th</sup> and 29<sup>th</sup>. Chairman Kojetin represented Edina's HPB at the sessions on Thursday and Friday. Planner Repya and Members Rofidal, Blemaster and Thorpe attended the sessions on Friday. As a Certified Local Government, it is mandatory that at least one member of the Board attend the State's annual conference.

Member Rofidal stated that he found the conference to be very worthwhile. Of particular interest to him was the City Manager from Little Falls who explained that the City owns the facades of the historic buildings in their downtown commercial district – an interesting way to control the historic integrity of their main street.

Member Blemaster appreciated the information regarding the importance of volunteers to the business of preserving the heritage of a community. She added that listening to the experience from those working in other communities was helpful to understand that some of the issues we grapple with are not necessarily unique to Edina.

Member Thorpe observed that she was raised in a small town and has always been concerned with small towns maintaining their character. It was good to see that there is a forum for preservation groups from both big cities and the smaller towns where they can gain support for their preservation efforts.

Chairman Kojetin agreed with members Blemaster, Rofidal and Thorpe, and added that he also enjoyed the Preservation Tour of Red Wing that included the following highlights:

- A drive up to the Barn Bluff to observe the surrounding Mississippi River Valley.
- A visit to the old Carlson Lime Kiln where raw limestone was processed for commercial purposes from 1870 – 1908, and

- A walk through the historic residential district, which included a tour of the Sheldon Mansion constructed in 1876.

Kojetin concluded that the conference was time well spent, and he encouraged Board members to consider attending future conferences.

#### **IV. OTHER BUSINESS:**

##### **1. Edina Mill Site & Browndale Bridge Landmark Designations**

Consultant Vogel explained that his firm is completing the nomination studies for the landmark designations of the Edina Mill Site and the Browndale Bridge. He indicated that the studies will be presented to the Board at the November meeting. In the mean time, the studies will be sent to the State Historical Society to comply with the 60 day review and comment period required by Edina's Preservation Code. No formal action was taken.

##### **2. Interlachen Path Update**

Consultant Vogel explained that since he last reported to the Board, the Interlachen Path project had taken a different turn – apparently due to public concern, the path is now proposed for the south side of Interlachen Boulevard instead of the north side. That does not have an effect from a preservation standpoint because the historic properties identified were all on the north side of the street. Vogel continues to work as a consultant for the Engineering Department, assisting the City in compliance with the historic identification requirements of the project. He added that he would continue to provide updates to the Board if and when new information was available.

##### **3. Country Club District – Neighborhood Survey Update**

Planner Repya reminded the Board that at the September meeting she had advised them of a group of residents in the Country Club District that were interested in polling their neighbors to determine where the majority of the residents stood regarding the changes that have occurred in the neighborhood since it was designated a Heritage Landmark District. Ms. Repya had provided the group with a copy of the survey the HPB completed in 2001 where a 58% of the residents responded.

Ms. Repya was pleased to report that Jane Lonnquist, 4510 Drexel Avenue who is one of the neighborhood members working on their survey had contacted her. Ms. Lonnquist appreciated the 2001 survey and as a result, her committee decided to make some changes to their survey which they hoped to have on the neighborhood web site by the middle of October. It is their intention to allow one

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month for residents to respond, after which they will compile their results and tentatively be able to report their results to the HPB at the December meeting.

A brief discussion ensued. Board members thanked Ms. Repya for her update. No formal action was taken.

**V. NEXT MEETING DATE: November 14, 2006**

**VI. ADJOURNMENT:**

**Respectfully submitted,**

*Joyce Repya*